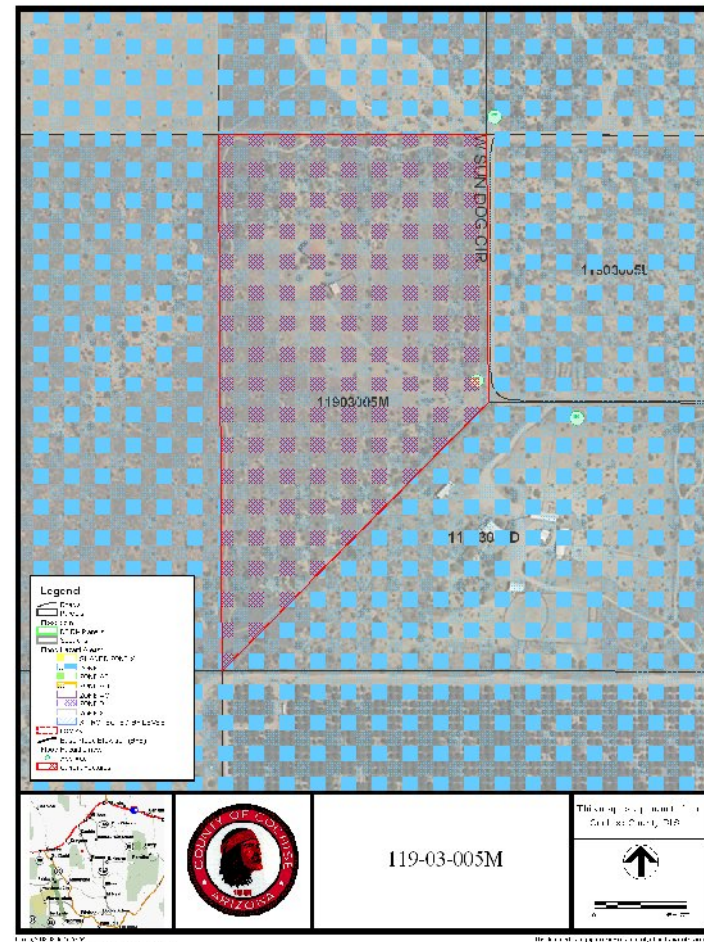
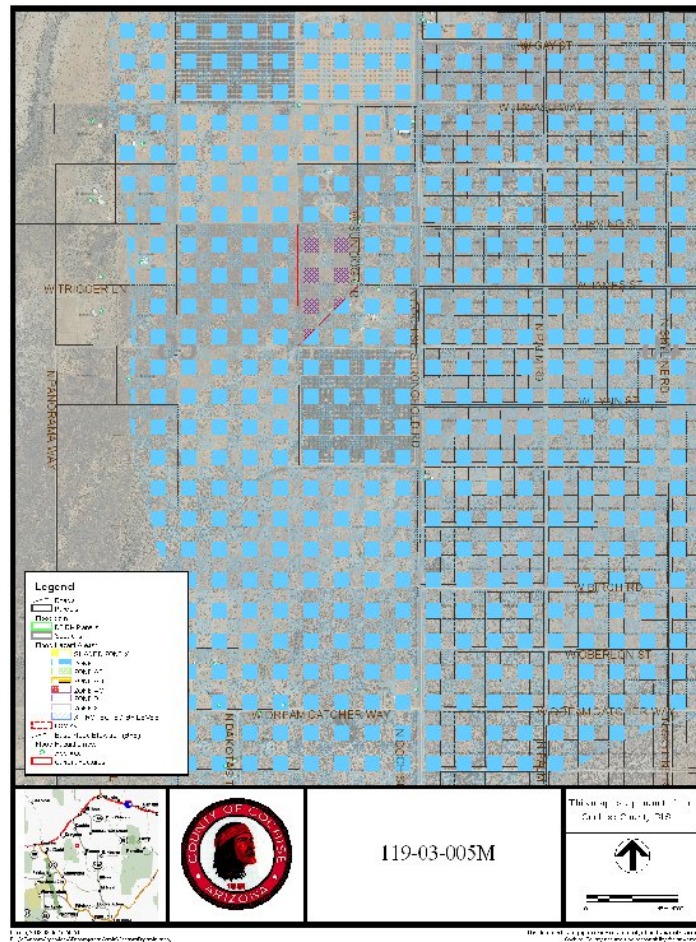


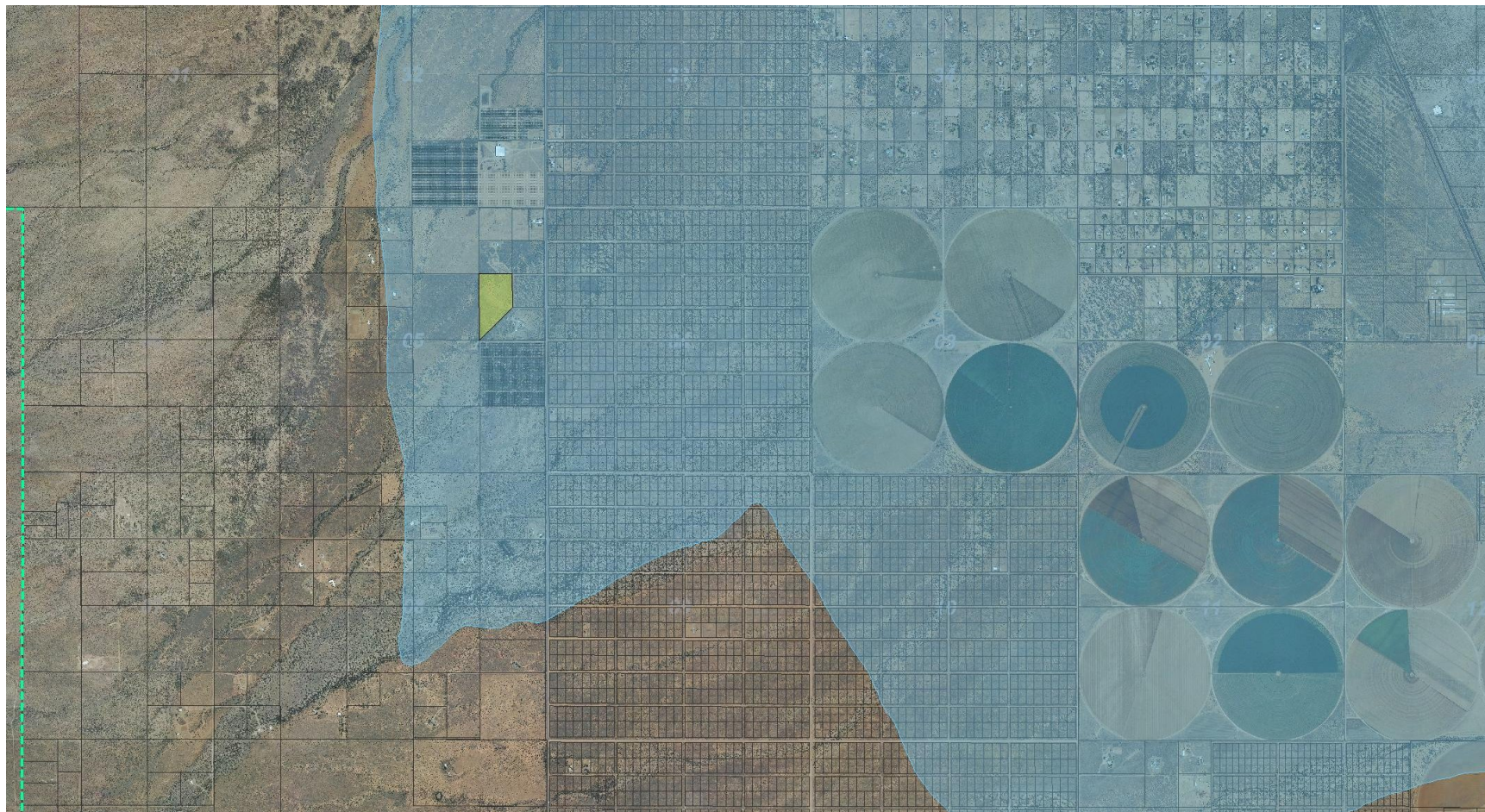
# Smullins Variance Request

## Richland Ranchettes area

### Parcel 119-03-005M

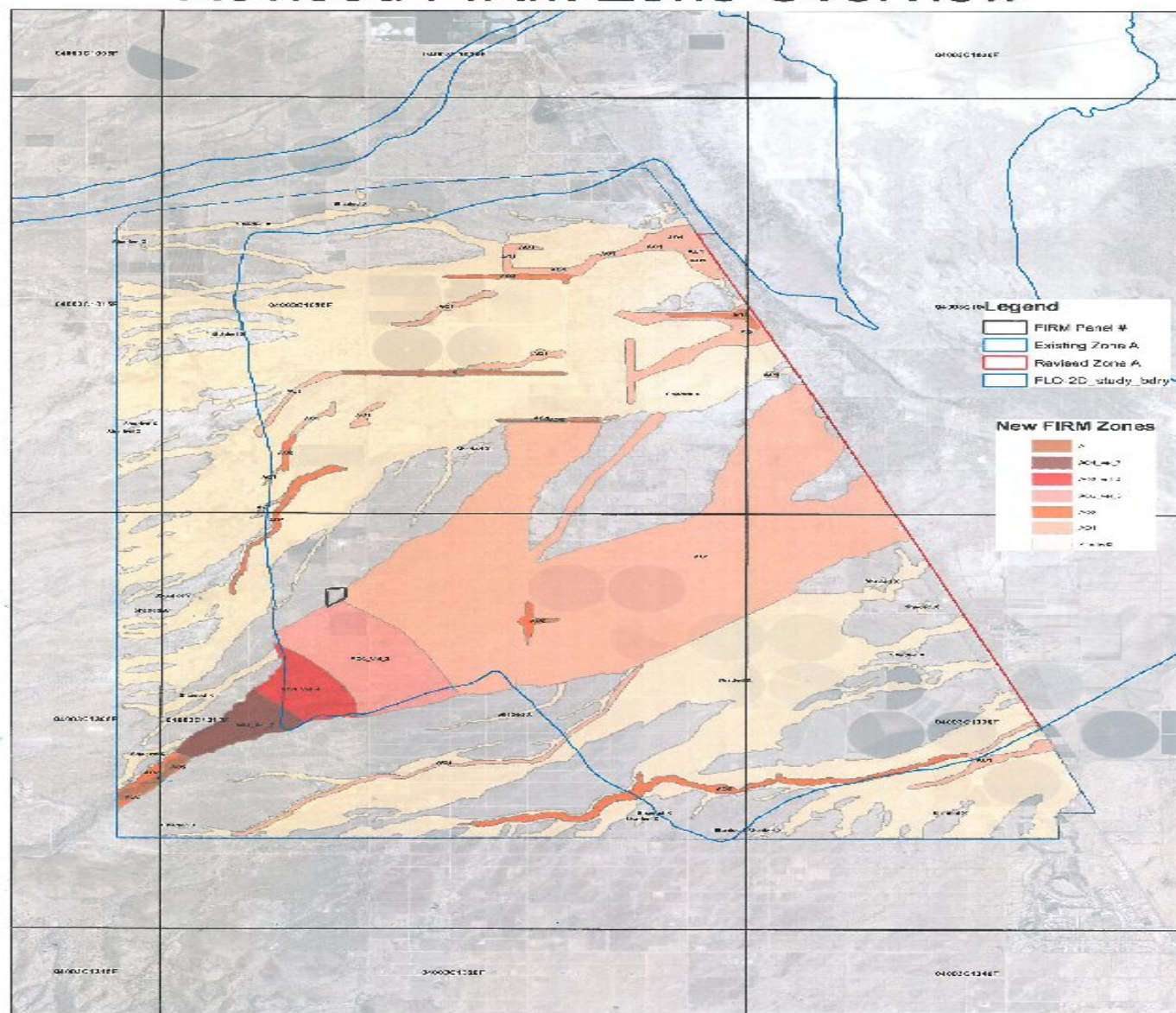








# Richland Ranchettes LOMR Workmap Revised FIRM Zone Overview



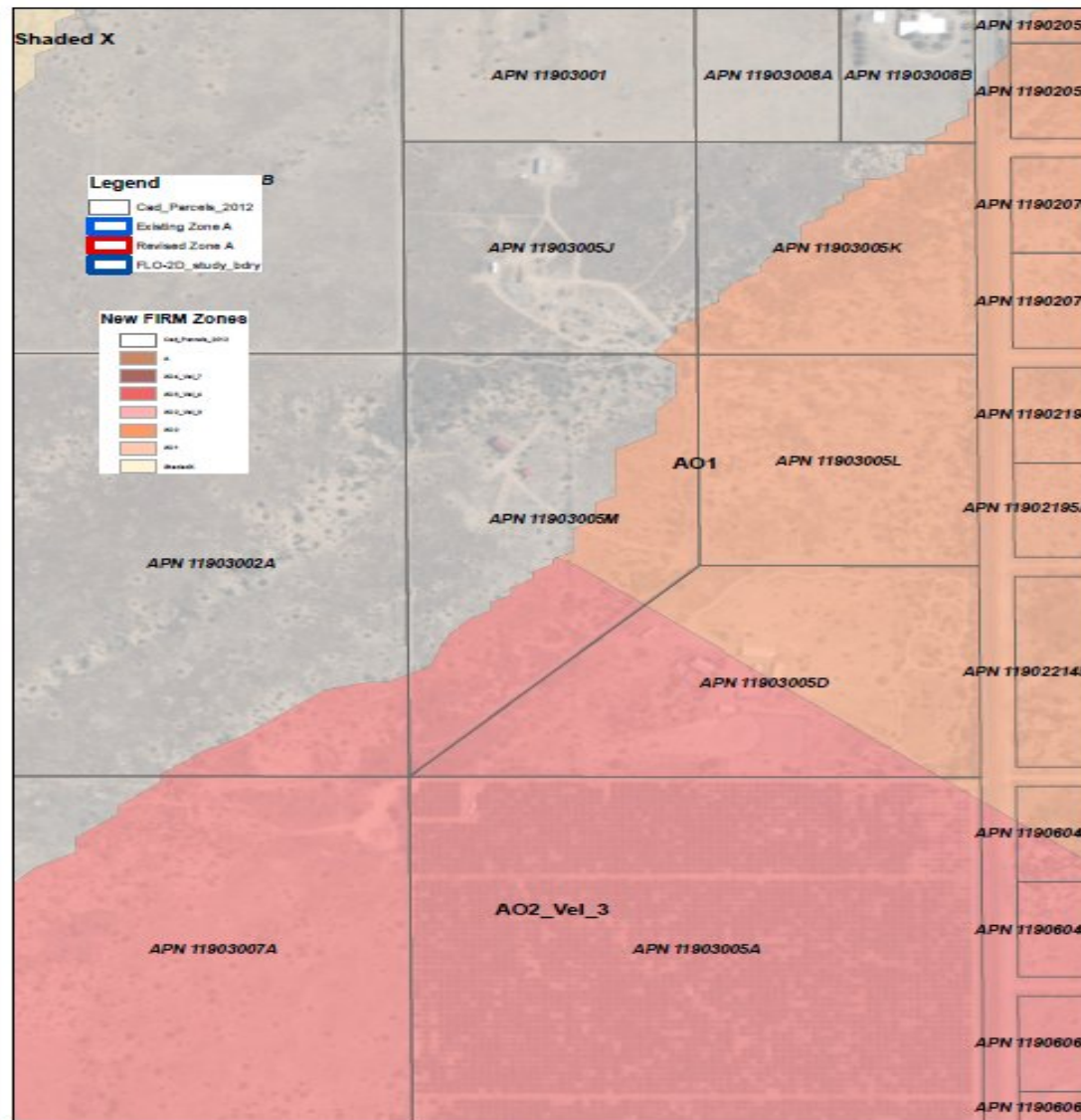
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Richland Ranchettes  
Floodplain Delineation Study



**JE FULLER**  
ENGINEERING & TECHNOLOGY, INC.

# Richland Ranchettes LOMR Workmap Parcel 119-03-005M Detail



1 inch = 400 feet

Richland Ranchettes  
Floodplain Delineation Study



# Variance request

- The citizens requesting the variance have a contract to purchase the property.
- Their plans include remodeling and adding an addition that would increase the value of the existing home more than 50% which would require that all improvements be elevated at least two (2) feet above highest adjacent grade.
- Mrs. Smullins had a back injury that makes stairs problematic.
- They have observed the property during hard rains and talked to the neighbors who have not observed flooding problems.
- They request a variance from the height requirement for the improvements.

## Floodplain Regulation

Variances - Conditions and Determinations: A variance is subject to conditions to ensure that the variance does not constitute a grant of special privileges inconsistent with the limitations on similar property. Variances shall only be issued if the Board makes the following five determinations:

- A determination that the variance is the minimum necessary, considering the flood hazards to afford relief;
- A determination of good and sufficient cause;
- A determination that failure to grant the variance would result in exceptional hardship to the applicant;
- A determination that the granting of the variance will not create a danger or hazard to persons or property in a regulatory floodplain in the area of jurisdiction or result in increased flood heights, additional threats to public safety, the creation of a nuisance, the victimization of or fraud on the public, or that the variance is not in conflict with other local laws or regulations; and
- Special circumstances, such as size, shape, topography, location or surroundings of the property, would cause strict application of the regulations to deprive the property of the privileges enjoyed by similar property in a regulatory floodplain or other area.

# Staff recommendation

- Based on the FEMA approved Richland Flood Study the property should be removed from mapped floodplain status (hopefully within the next 12-18 months).
- The study shows that the parcel does not meet the requirements to be included in a Zone A or higher flood zone and should be mapped Zone X.
- Therefore, Floodplain staff recommends that the height requirement for the proposed improvements be waived, with the caution to the Smullins that we would not recommend 'building at grade'. Having the finished floor elevation at least 6 inches above grade is prudent anywhere.